



# **COUNTY OF ORANGE**

## **RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT**

### **PLANNING AND DEVELOPMENT SERVICES DIVISION**

*Bryan Speegle, Director*

300 N. Flower Street  
Santa Ana, CA

P.O. Box 4048  
Santa Ana, CA 92702-4048

Telephone: (714) 834-2300  
Fax: (714) 834-5188

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**DATE:** December 15, 2005

**FILE:** PA05-0054

**TO:** File/Record/Applicant

**FROM:** Timothy Neely, Director, Planning and Development Services Division

**SUBJECT:** Planning Application PA05-0054– Administrative Site Development Permit for a 12,990 sq. ft. addition/expansion of the Coto de Caza Golf and Racquet Club, Coto de Caza

**APPLICANT:** Coto Property Holdings, Inc.

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#### **I. NATURE OF PROJECT:**

The proposed project consists of the expansion of the existing Coto de Caza Golf and Racquet Club located at 25301 Vista Del Verde. The project site was originally approved for development through Site Plan SP88-159P and Use Permit UP88-99P. The Applicant's proposed expansion involves the remodeling and addition to an existing swim and tennis building to include a two-story fitness building addition, which will expand the facility to a total 12,990 square feet, add one new tennis court and modify a retaining wall. The proposal also includes an off-street parking modification as provided for in SP 88-159P/UP88-99P.

The subject property is located in Planning Area 24 of the Coto de Caza Specific Plan and is legally described as Lot 2 of Tract 13175. The site was originally developed in 1987 and presently a golf club house, 10-court tennis facility, multiple dining facility an aquatic facility, and associated parking area is on the lot. The facility was approved under Site Plan 88-159P and Use Permit 88-99P and has never received any form of discretionary permit in the past, in as much as it complied when constructed with the terms and provisions of the Coto de Caza Specific Plan Amendment Two when the facility was developed and otherwise complies with all development standards of the current Coto de Caza Specific Plan Amendment Three "Community Center/Commercial" Zoning.

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#### **II. REFERRAL FOR COMMENT:**

The project was routed to County Departments and Sections, and to the Coto de Caza Specific Plan Board of Review for review and comment. The Review Board approved the project at its October 6, 2005 meeting.

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### **III. REFERENCE**

The authority for administrative action is given by the following regulations: Orange County Zoning Code sections 7-9-150 "Discretionary Permits and Procedures"

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### **IV. ENVIRONMENTAL DOCUMENTATION**

The proposed project is covered by Final EIR No. 401, previously certified on September 21, 1982 and Addendum PA 050054. Prior to project approval, the decision maker must assert that together they are adequate to satisfy the requirements of CEQA for the proposed project.

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### **V. DISCUSSION/ANALYSIS:**

The applicant is proposing the expansion of the existing Coto de Caza Golf and Racquet Club which was originally approved under Site Plan SP 88-159P and Use Permit 88-99P. The facility currently lacks a significant fitness (300 square feet) and no spa component to the Club. The Club is largely family-oriented, operating to some extent as a community center for Coto de Caza, but lacks sufficient space to provide for those services

The proposed expansion will involve the remodeling, totalling 12,990 square feet to the existing swim and tennis building, and to add a new tennis court. The new facility will be a two-story structure which will house a day spa which will include individual and couples treatment rooms as well as areas for manicures and pedicures; personal fitness center; mind & body studio for such activities as yoga, pilates, etc; group fitness center; youth enrichment center for childcare activities; locker rooms; tennis center; and aquatic check-in. The additional tennis court will augment the existing courts, bringing the total to ten (10) courts. A new retaining wall is also added to accommodate the new tennis court.

The parking study for Site Plan SP88-159P/Use Permit UP88-99P shows one hundred (100) parking spaces for the future banquet facility. With the expansion proposal, the number of parking spaces attributed to the banquet facility has been reduced to fifty-eight (58) spaces within the remaining forty-two (42) spaces used for the proposed expansion. In the event that the owner(s) wishes to develop the banquet facility, a site development permit will be required to ensure adequate parking will be available.

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**VI. CERTIFICATION**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Timothy Neely, Director  
RDMD, Planning and Development Services Department

By: signature on file  
Charles M. Shoemaker, Chief  
RDMD, Site Planning Section

Date: 12/15/2005

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**VII. APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director, Planning and Development Services Department on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of the required document and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower Street, Santa Ana.

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**VIII. APPENDICES**

- A. Findings for Planning Application PA05-0054
- B. Conditions of Approval for Planning Application PA05-0054